



Westfield-Washington
Advisory Plan Commission
First Monthly Meeting
October 4, 2010
1010-DP-10 & 1010-SIT-08

Petition Number: 1010-DP-10 & 1010-SIT-08

Subject Site Address: 510 Enterprise Drive

Petitioner: Bakx Real Estate LLC

Representative: Michael L. DeBoy

Request: Development Plan and Site Plan Review for a proposed 4,096 square-foot building addition.

Current Zoning: Enclosed Industrial (EI)

Current Land Use: Industrial/Office

Approximate Acreage: 1.679 acres

Exhibits:

1. Staff Report
2. Aerial Location
3. TAC Letters
4. Petitioner's Plans

Staff Reviewer: Andrew Murray

Petition History

The October 4, 2010 Advisory Plan Commission meeting represents the first Public Hearing for this petition. This petition appeared before the Technical Advisory Committee on September 21, 2010.

Procedural

- Development Plan Reviews require a Public Hearing. The public hearing for this petition will be held on October 4, 2010.
- Public notifications of the October 4, 2010 Public Hearing were provided in accordance with the Rules of Procedure.



Project Description

The proposed development plan is for a 4,096 square-foot addition to AAFCO Machine Sales' existing structure (the "Project"). The subject property is Lot 12 in the Alpha Tau Business Park at 510 Enterprise Drive (the "Property"). The Property is located at the Northwest corner of the intersection of Enterprise Drive and Commerce Drive. The Property is located in the Enclosed Industrial (EI) District.

The addition is to be located on the Northeast corner of the existing structure and is to have an overhead loading berth on its West face. The primary building materials are concrete masonry units (CMU's) and metal siding with the exterior matching the existing structure. The overall purpose for the addition is to provide additional space for the current operation of the facility.

Development Requirements (WC 16.04.165 C)

1. Zoning District Standards

Industrial Districts (WC 16.04.060)

A. Not Applicable to this Petition

B. Enclosed Industrial (EI)

B1. Permitted Uses

"Assembly, Repair & Manufacture of Light Component Parts" – Compliant

B2. Special Exceptions

Not Applicable to this Petition

B3. Minimum Lot Size - 3.0 acres

1.679 acres - Compliant (per variance 97-V-7)

B4. Minimum Road Frontage - 70'

Approximately 210' - Compliant

B5a. Minimum Front Yard Setback - 40'

Exceeds 40' - Compliant



B5b. Minimum Side Yard Setback (East) - 20' or 40' if abutting a street or road

Exceeds 40' - Compliant

B5b. Minimum Side Yard Setback (West) - 20' or 40' if abutting a street or road

Exceeds 20' - Compliant

B5c. Minimum Rear Yard Setback - 20'

Exceeds 20' - Compliant

B5d. Minimum Lot Width at Building Line - None

Not applicable to this Petition

B6. Maximum Building Height - 60'

20' – Compliant

Staff is currently working with the petitioner to correct eave measurements on the Elevation Plans.

B7. Minimum Gross Ground Level Space - None

Not Applicable to the Petition

B8. Off- Street Parking (WC 16.04.120 2. J)

Existing parking spaces- Compliant

B9. Loading and Unloading Berths (WC 16.04.120 1., Bullet Point #2)

One loading berth for each 40,000 square feet or additional fraction thereof.

1 existing, 1 proposed

Staff is currently working with the petitioner to receive total square footage.

C. Open Industrial - Not Applicable to this Petition

D. EI-PD- Not Applicable to this Petition

E. OI-PD - Not Applicable to this Petition



2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.075) - Not Applicable to this Petition

S.R. 32 Landscape Overlay (WC 16.04.077) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) - Not Applicable to this Petition

3. Subdivision Control Ordinance

The Subdivision Control Ordinance is not applicable to business or industry development (WC 16.04.010, R).

4. Development Plan Review (WC 16.04.165)

D4a. Site Access and Site Circulation

1. Access Locations.

Site access locations are not affected – Compliant

2. Safe and Efficient movement to and from site.

The proposed addition does not impact the vehicular and pedestrian movement-
Compliant

3. Safe and Efficient movement in and around site.

The proposed addition does not impact the current circulation patterns- Compliant

D4b. Landscaping (WC 16.06.010)

Staff is currently working with the petitioner to complete the review of a landscaping plan.

D4c. Lighting (WC 16.07.010)

Staff is currently working with the petitioner to complete the review of a lighting plan.



D4d. Signs (WC 16.08.010)

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D4e. Building Orientation

1. Finished facade- visible from public street or adjoining Residential District.
CMU & Metal Siding- Compliant
2. Loading spaces- shall not be visible from a public street or adjoining Residential District.
Loading space is not visible from public street- Compliant
3. Outside storage- not permitted between building line and ROW or adjoining Residential District.
None proposed – Compliant
4. Mechanical equipment- completely enclosed
Ground mounted concrete condenser pad - Staff is working with the petitioner on enclosure and landscaping details.

D4f. Building Materials (applicable to facades visible to a public street or adjoining Residential District).

1. Brick or masonry material (architectural concrete, pre-cast concrete, EIFS, or stone).
Architectural concrete (CMU- split face block, score block) – Compliant
2. If a masonry material is used, facade must be supplemented with multiple colors, multiple textures, or architectural elements.
CMU (split-face block, scored block) and metal siding - 3 textures - Compliant
3. Primary exterior material shall be 60% of wall area (exclusive of window and doors).
Metal siding > 60% of wall area- Compliant



5. Comprehensive Plan Compliance

The Property is located in Alpha Tau. According to the Land Use Classifications in the 2007 Westfield - Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is classified as a business park land use (p. 23). The Property use is a permitted land use that follows the recommended development policies, which is currently an appropriate land use that follows the recommended development policies for business parks (p. 56-58). The proposed plans are in compliance with the Comprehensive Plan.

6. Street and Highway Access

The proposed expansion does not require any new vehicular access points. Existing access points are unchanged.

7. Street and Highway Capacity

There is sufficient capacity to safely and efficiently accept traffic through adjacent roads and highways of the proposed site.

8. Utility Capacity

There is sufficient capacity and availability of utilities to accommodate the Project.

9. Traffic Circulation Compatibility

The proposed expansion will not change the traffic patterns onsite, within the business park, or in the general area.

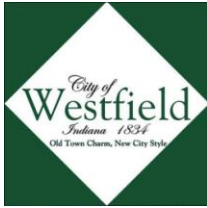
Public Policy

Westfield Thoroughfare Plan

Enterprise Drive is classified as a "Local" Roadway. The standards corresponding with this classification involve off-street parking, street trees, and underdrains (p. 5-4). The plans submitted are compliant with the Westfield Thoroughfare Plan.

Park & Recreation Master Plan

The Park & Recreation Master Plan does not include recommendations regarding the subject property.



Water & Sewer System

The Property is currently on the City's water and sewer systems. Capacity is not a concern, according to the Westfield Public Works Development and Construction Division.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection- Ord. 05-31

The Project does not fall within a Westfield Wellhead Protection Zone, according to the Hamilton County Surveyor's Office.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.